

Single Family Residence **RESIDENTIAL**

# 70 RIVERCLIFF RD

ROGERS, AR 72756

**\$705,089** TopHap Estimate · \$465 / ft<sup>2</sup> · confidence 65 · as of Jul 14, 2026



**3**

BATHS

**1,515 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$705K**

\$460K low

\$950K high

Est. Owner Equity

**\$589**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,267 (2025) |
| Assessed Value        | \$83,669       |
| Previous Assessed     | \$83,669       |
| Assessor Market Value | \$418,345      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Benton                  |
| Lot (acres)   | 0.45                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |

Deck · 128 ft²

Patio · 176 ft²

Porch · 244 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 15, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$213K |
| May 27, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 14, 2006 | Quitclaim | Quit Claim Transfer |           |        | \$228K |
| Jun 13, 2005 | Resale    | Warranty Deed       | \$225,000 | \$149  | \$220K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Eastside Elementary School  | Elementary | KG–5   | 6.7 mi   |
| Rogers Heritage High School | High       | 9–12   | 7.3 mi   |
| Greer Lingle Middle School  | Middle     | 6–8    | 7.7 mi   |

District: Rogers Public Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 72756

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>112</div> <div>CRIME INDEX</div> | <div>124</div> <div>AIR POLLUTION</div> | <div>49,498</div> <div>POPULATION</div> | <div>\$73K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|